

079.0

Map

0002

Block

0011.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 726,600 /

USE VALUE: 726,600 /

ASSESSed: 726,600 /

Total Card /

Total Parcel

726,600

726,600

726,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: JOHNSTON ROBERT B

Owner 2: CHIARI AMY L

Owner 3:

Street 1: 76 BRATTLE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

Cntry

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1448 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7502		Sq. Ft.	Site		0	70.	0.77	11			Med. Tr	-10					406,387						406,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7502.000	320,200		406,400	726,600
Total Card	0.172	320,200		406,400	726,600
Total Parcel	0.172	320,200		406,400	726,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	501.97	/Parcel:	501.97

Legal Description

User Acct

49183

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

079.0-0002-0011.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,200	0	7,502.	406,400	726,600		Year end	12/23/2021
2021	101	FV	310,100	0	7,502.	406,400	716,500		Year End Roll	12/10/2020
2020	101	FV	310,100	0	7,502.	406,400	716,500	716,500	Year End Roll	12/18/2019
2019	101	FV	245,600	0	7,502.	406,400	652,000	652,000	Year End Roll	1/3/2019
2018	101	FV	245,600	0	7,502.	272,900	518,500	518,500	Year End Roll	12/20/2017
2017	101	FV	245,600	0	7,502.	261,200	506,800	506,800	Year End Roll	1/3/2017
2016	101	FV	245,600	0	7,502.	238,000	483,600	483,600	Year End	1/4/2016
2015	101	FV	231,400	0	7,502.	191,600	423,000	423,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN JAMES	27573-376		8/14/1997		185,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2018	1370	Re-Roof	10,200	C				
7/28/2006	627	Addition	10,000			G8	GR FY08	3X6 2 STRY
7/27/2005	666	New Wind	6,500	C		G8	GR FY08	REPL 10 WNDWS
6/19/2002	468	Alterati	2,000	C		G3	GR FY03	HEAD OFF GABLE END
6/12/2002	432	Alterati	13,000	C		G3	GR FY03	KIT/SUNROOM REMODE
1/29/1996	18	Wood-Sto	1,300					WOOD BURNING STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	CC	Chris C
5/12/2009	Measured	197	PATRIOT
2/10/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/12/2000	Measured	243	PATRIOT
7/27/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

